

Monthly Indicators

Great Plains Regional MLS



December 2025

U.S. existing home sales ticked up 0.5% from the previous month to a seasonally adjusted annual rate of 4.13 million, marking the third consecutive monthly increase, according to the National Association of REALTORS® (NAR). However, sales were down 1.0% from the same period last year. Regionally, sales rose month-over-month in the Northeast and South, were unchanged in the West, and declined in the Midwest. On a year-over-year basis, sales were flat in the Northeast and South and fell in both the Midwest and West.

New Listings increased 14.0 percent for New Construction and 4.6 percent for Existing Homes. Pending Sales decreased 10.5 percent for New Construction and 7.2 percent for Existing Homes. Inventory increased 7.0 percent for New Construction and 18.7 percent for Existing Homes.

Median Closed Price increased 6.9 percent for New Construction and 1.8 percent for Existing Homes. Days on Market decreased 24.4 percent for New Construction but increased 9.1 percent for Existing Homes. Months Supply of Inventory increased 9.7 percent for New Construction and 13.3 percent for Existing Homes.

The national median existing-home price continued to climb, rising 1.2% from a year ago to \$409,200, according to NAR. This year-over-year increase—the 29th consecutive monthly gain—reflects ongoing tightness in housing supply. At the end of November, there were 1.43 million units for sale, down 5.9% from the previous month but up 7.5% from the same time last year, representing a 4.2-month supply at the current sales pace.

Quick Facts

+ 2.8%	+ 1.2%	+ 13.8%
Change in Closed Sales All Properties	Change in Median Closed Price All Properties	Change in Homes for Sale All Properties

This report covers residential real estate activity in the Great Plains Regional MLS service area. Percent changes are calculated using rounded figures.

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New Construction Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. New Construction properties only.



Key Metrics	Historical Sparkbars	12-2024	12-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		292	333	+ 14.0%	4,770	4,937	+ 3.5%
Pending Sales		153	137	- 10.5%	2,542	2,472	- 2.8%
Closed Sales		178	172	- 3.4%	2,458	2,513	+ 2.2%
Days on Market Until Sale		86	65	- 24.4%	66	72	+ 9.1%
Median Closed Price		\$408,991	\$437,183	+ 6.9%	\$424,597	\$432,789	+ 1.9%
Average Closed Price		\$454,741	\$484,624	+ 6.6%	\$471,156	\$483,038	+ 2.5%
Percent of List Price Received		100.6%	100.0%	- 0.6%	100.5%	100.6%	+ 0.1%
Housing Affordability Index		85	84	- 1.2%	82	85	+ 3.7%
Inventory of Homes for Sale		1,314	1,406	+ 7.0%	—	—	—
Months Supply of Inventory		6.2	6.8	+ 9.7%	—	—	—

Existing Homes Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Existing Homes properties only.



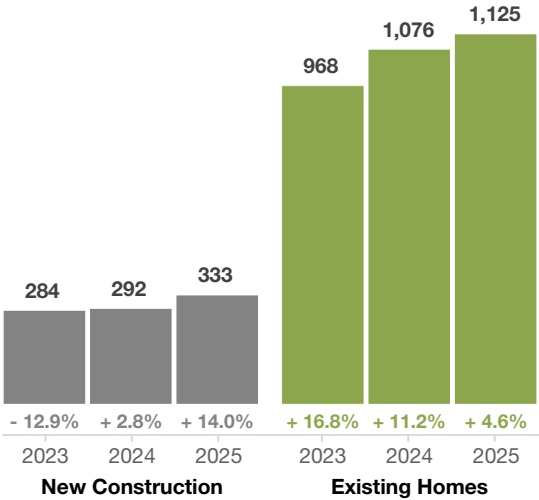
Key Metrics	Historical Sparkbars	12-2024	12-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,076	1,125	+ 4.6%	22,569	25,685	+ 13.8%
Pending Sales		829	769	- 7.2%	14,962	15,736	+ 5.2%
Closed Sales		1,139	1,182	+ 3.8%	14,985	15,576	+ 3.9%
Days on Market Until Sale		22	24	+ 9.1%	17	20	+ 17.6%
Median Closed Price		\$280,000	\$285,000	+ 1.8%	\$285,000	\$292,000	+ 2.5%
Average Closed Price		\$328,302	\$331,201	+ 0.9%	\$327,242	\$340,625	+ 4.1%
Percent of List Price Received		98.1%	98.1%	0.0%	98.8%	98.5%	- 0.3%
Housing Affordability Index		124	129	+ 4.0%	122	126	+ 3.3%
Inventory of Homes for Sale		1,844	2,189	+ 18.7%	—	—	—
Months Supply of Inventory		1.5	1.7	+ 13.3%	—	—	—

New Listings

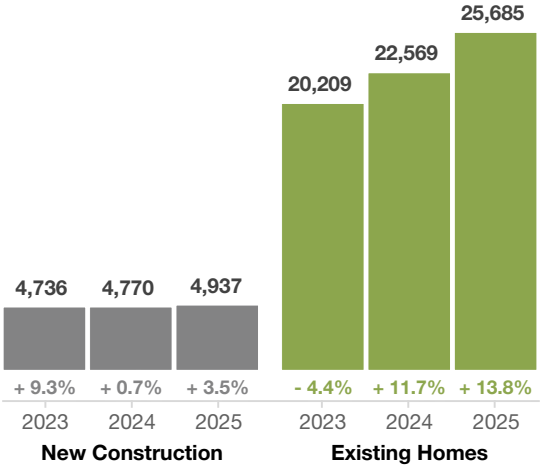
A count of the properties that have been newly listed on the market in a given month.



December

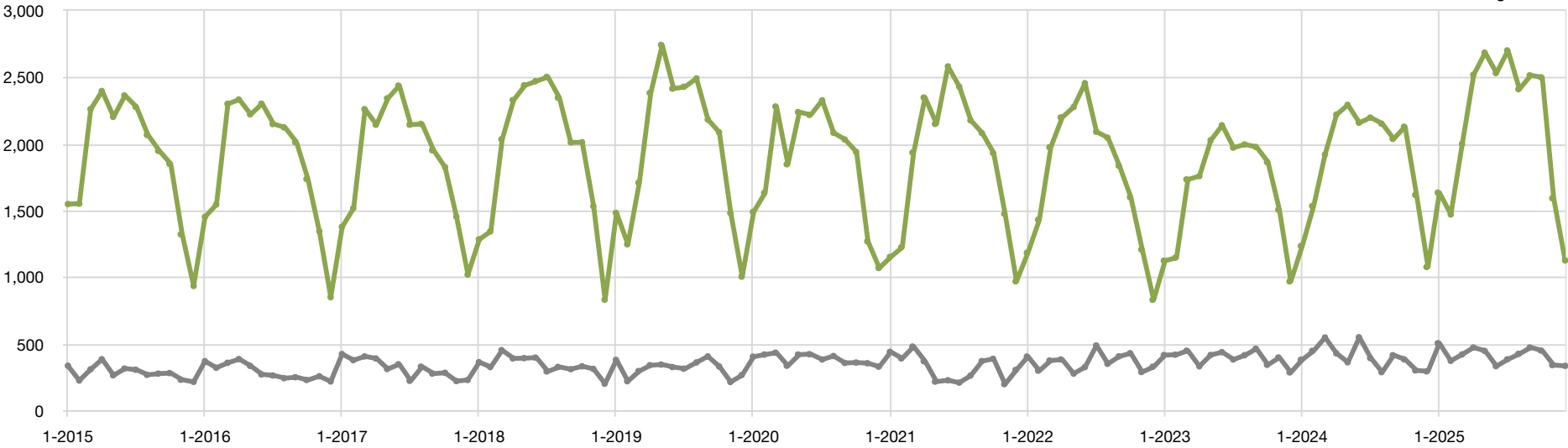


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2025	503	+ 32.7%	1,634	+ 32.5%
Feb-2025	371	- 16.8%	1,470	- 4.1%
Mar-2025	419	- 23.3%	2,000	+ 4.1%
Apr-2025	471	+ 10.3%	2,519	+ 13.5%
May-2025	446	+ 23.9%	2,685	+ 17.1%
Jun-2025	331	- 39.6%	2,532	+ 17.3%
Jul-2025	382	- 2.6%	2,702	+ 22.9%
Aug-2025	423	+ 47.9%	2,411	+ 12.0%
Sep-2025	471	+ 14.0%	2,515	+ 23.4%
Oct-2025	448	+ 17.3%	2,500	+ 17.4%
Nov-2025	339	+ 13.4%	1,592	- 1.5%
Dec-2025	333	+ 14.0%	1,125	+ 4.6%
12-Month Avg	411	+ 3.3%	2,140	+ 13.8%

Historical New Listings by Month

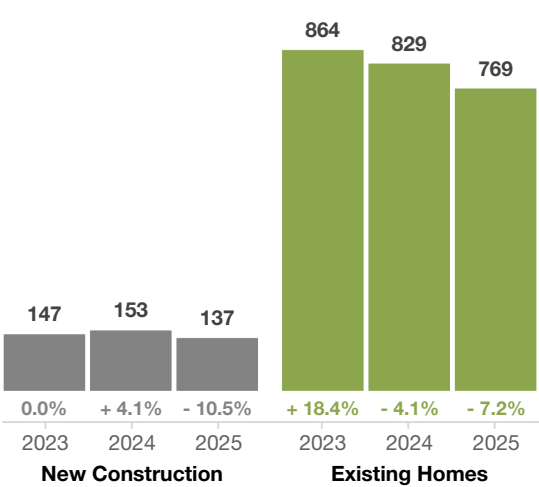


Pending Sales

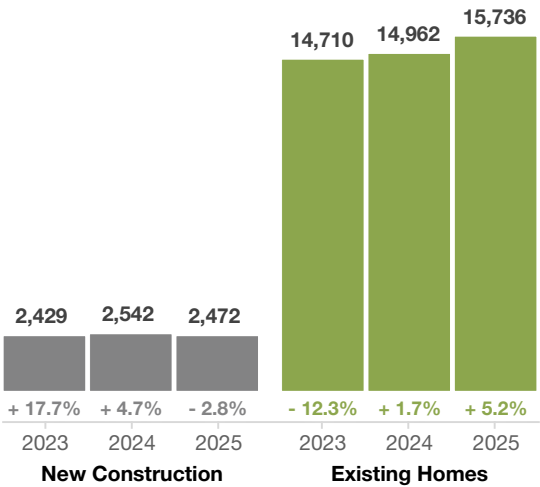
A count of the properties on which offers have been accepted in a given month.



December

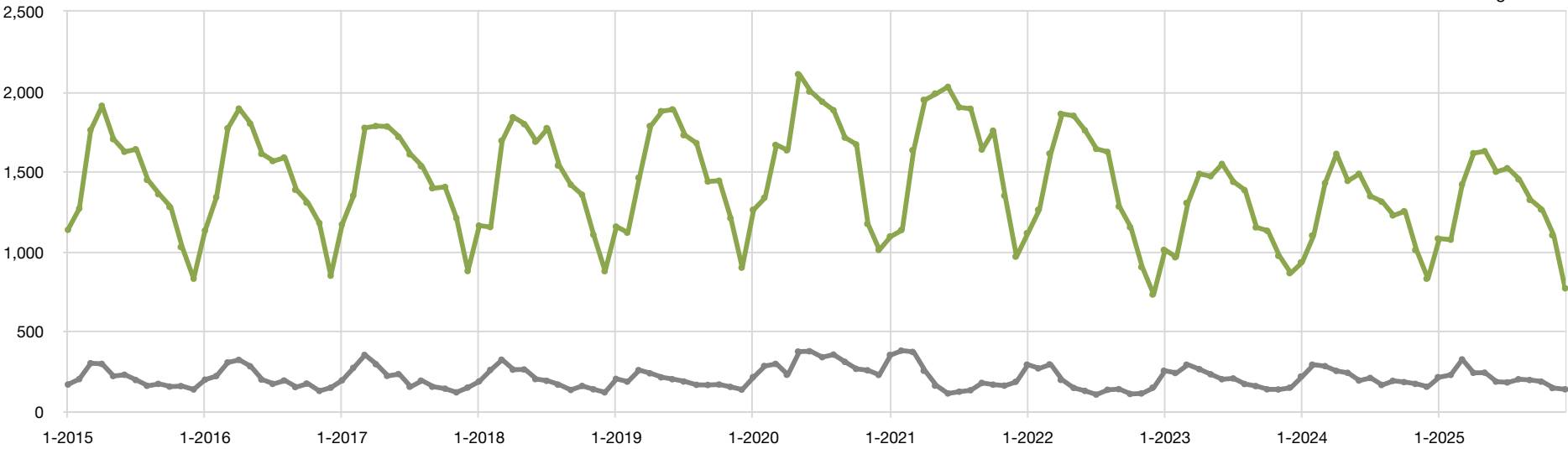


Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2025	213	- 1.8%	1,080	+ 16.0%
Feb-2025	227	- 22.0%	1,073	- 2.4%
Mar-2025	324	+ 14.9%	1,419	- 0.6%
Apr-2025	240	- 4.8%	1,614	+ 0.2%
May-2025	241	+ 0.4%	1,627	+ 12.9%
Jun-2025	185	- 3.6%	1,498	+ 0.9%
Jul-2025	180	- 13.5%	1,520	+ 13.0%
Aug-2025	200	+ 22.0%	1,451	+ 10.7%
Sep-2025	195	+ 2.6%	1,322	+ 7.9%
Oct-2025	185	+ 1.6%	1,262	+ 0.9%
Nov-2025	145	- 15.2%	1,101	+ 9.2%
Dec-2025	137	- 10.5%	769	- 7.2%
12-Month Avg	206	- 2.8%	1,311	+ 5.1%

Historical Pending Sales by Month

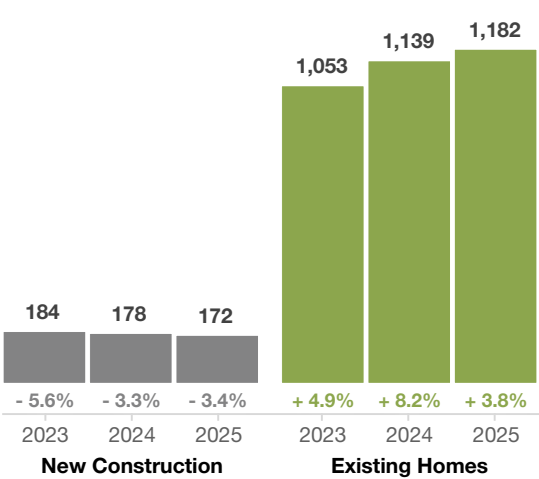


Closed Sales

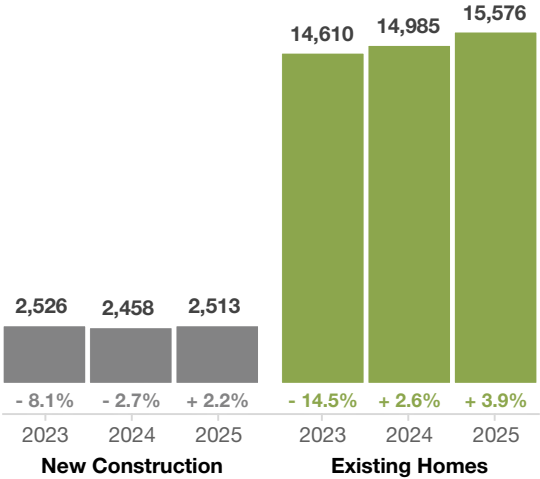
A count of the actual sales that closed in a given month.



December

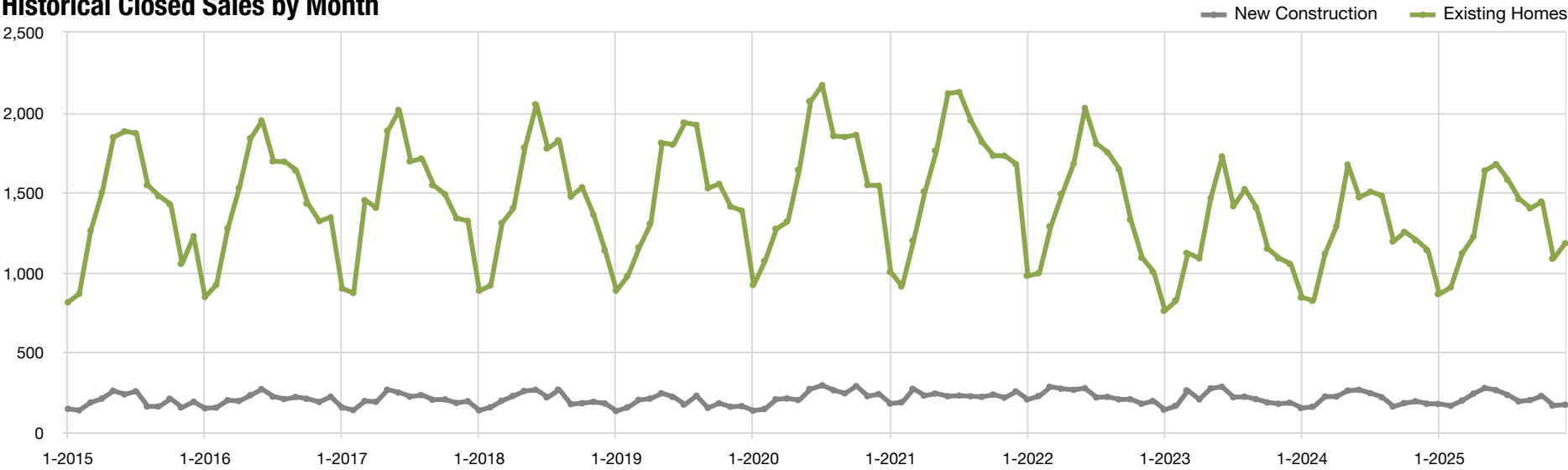


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2025	177	+ 17.2%	864	+ 2.5%
Feb-2025	165	+ 3.8%	906	+ 10.2%
Mar-2025	198	- 11.2%	1,119	+ 0.2%
Apr-2025	241	+ 8.1%	1,223	- 5.0%
May-2025	276	+ 6.2%	1,637	- 2.2%
Jun-2025	263	- 0.8%	1,677	+ 14.1%
Jul-2025	233	- 4.5%	1,580	+ 5.1%
Aug-2025	193	- 11.9%	1,459	- 1.4%
Sep-2025	201	+ 24.8%	1,401	+ 17.4%
Oct-2025	227	+ 24.7%	1,443	+ 15.2%
Nov-2025	167	- 13.5%	1,085	- 9.7%
Dec-2025	172	- 3.4%	1,182	+ 3.8%
12-Month Avg	209	+ 2.0%	1,298	+ 3.9%

Historical Closed Sales by Month

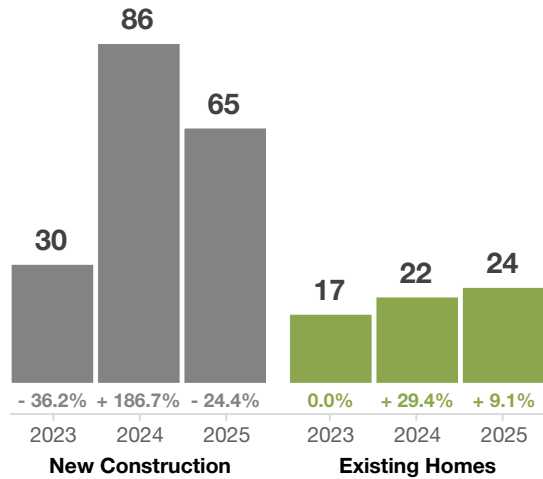


Days on Market Until Sale

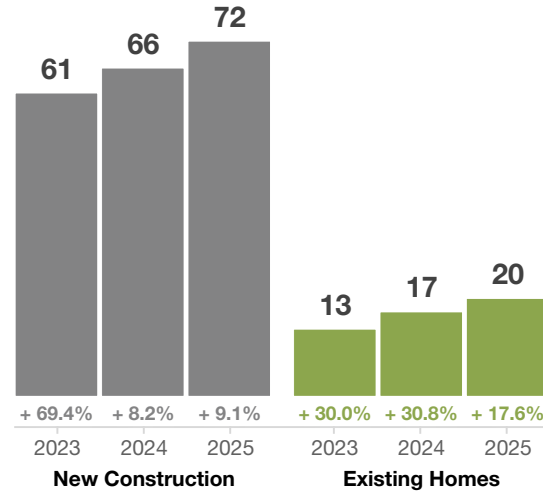
Average number of days between when a property is listed and when an offer is accepted in a given month.



December



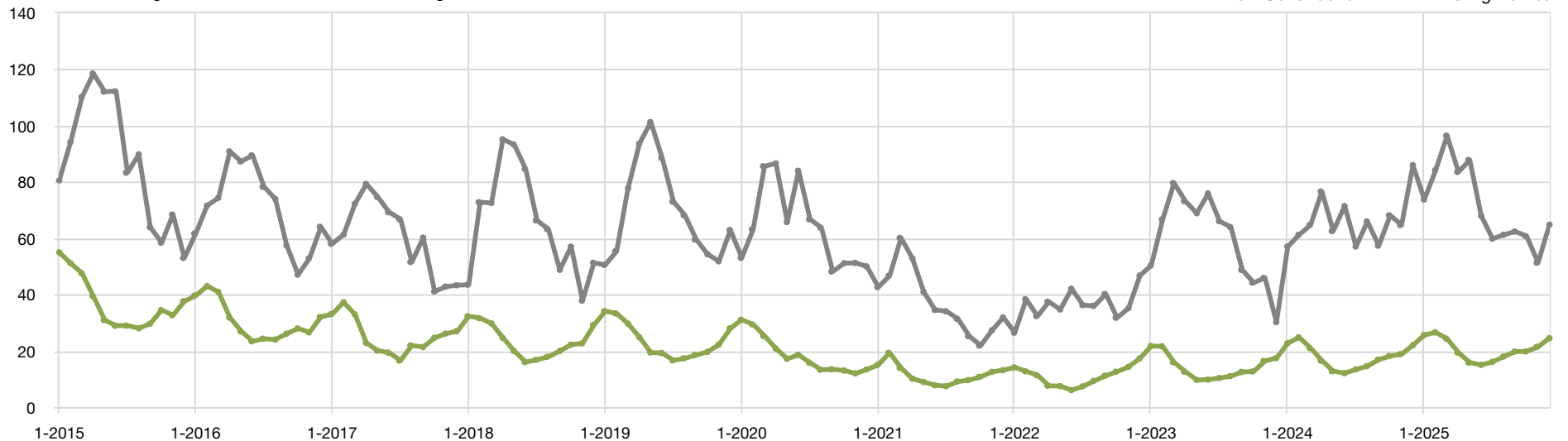
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2025	74	+ 29.8%	26	+ 13.0%
Feb-2025	84	+ 37.7%	27	+ 8.0%
Mar-2025	96	+ 47.7%	24	+ 14.3%
Apr-2025	84	+ 9.1%	19	+ 18.8%
May-2025	88	+ 39.7%	16	+ 23.1%
Jun-2025	68	- 4.2%	15	+ 25.0%
Jul-2025	60	+ 5.3%	16	+ 23.1%
Aug-2025	61	- 7.6%	18	+ 20.0%
Sep-2025	62	+ 8.8%	20	+ 17.6%
Oct-2025	61	- 10.3%	20	+ 11.1%
Nov-2025	51	- 21.5%	21	+ 10.5%
Dec-2025	65	- 24.4%	24	+ 9.1%
12-Month Avg*	72	+ 8.2%	20	+ 16.0%

* Days on Market for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

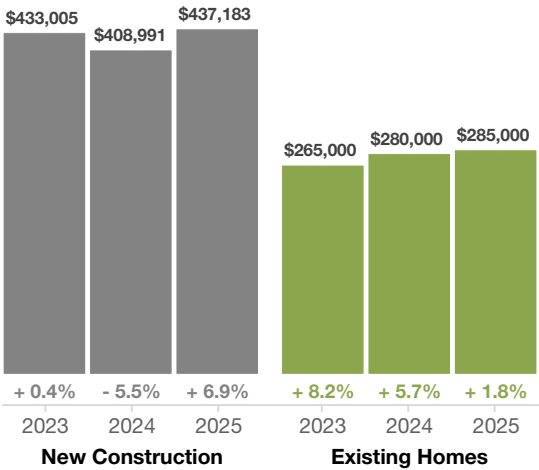


Median Closed Price

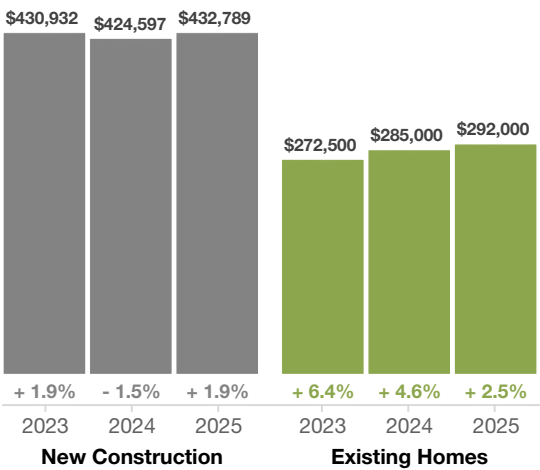
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



December



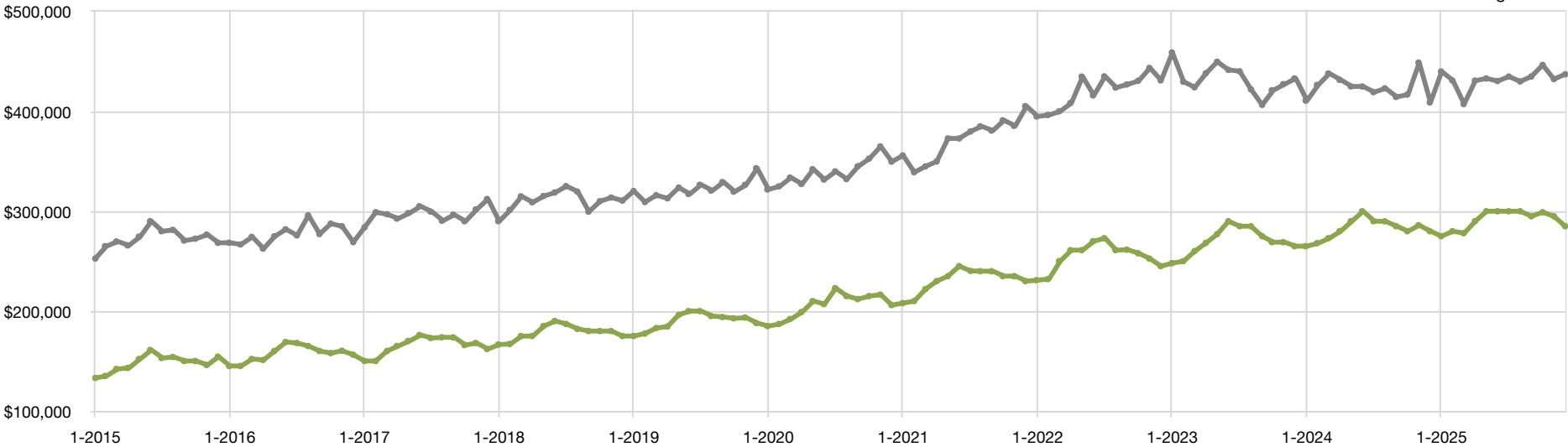
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2025	\$439,990	+ 7.1%	\$275,000	+ 3.8%
Feb-2025	\$430,990	+ 1.1%	\$280,000	+ 4.5%
Mar-2025	\$407,337	- 7.0%	\$278,000	+ 1.8%
Apr-2025	\$430,831	- 0.2%	\$290,000	+ 3.6%
May-2025	\$433,023	+ 1.9%	\$300,000	+ 3.4%
Jun-2025	\$430,425	+ 1.3%	\$300,000	0.0%
Jul-2025	\$434,900	+ 3.7%	\$300,000	+ 3.4%
Aug-2025	\$429,990	+ 1.6%	\$300,000	+ 3.5%
Sep-2025	\$435,000	+ 4.9%	\$295,000	+ 3.5%
Oct-2025	\$446,525	+ 7.1%	\$299,000	+ 6.8%
Nov-2025	\$432,372	- 3.7%	\$295,000	+ 3.1%
Dec-2025	\$437,183	+ 6.9%	\$285,000	+ 1.8%
12-Month Avg*	\$432,789	+ 1.9%	\$292,000	+ 2.5%

* Median Closed Price for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

Historical Median Closed Price by Month

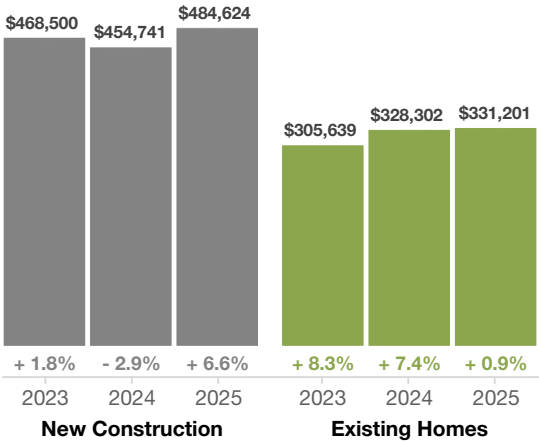


Average Closed Price

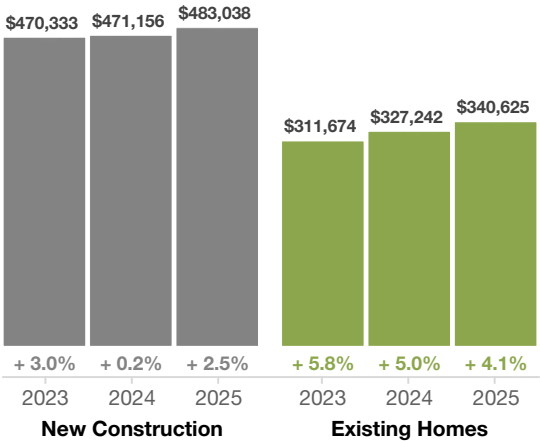
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



December



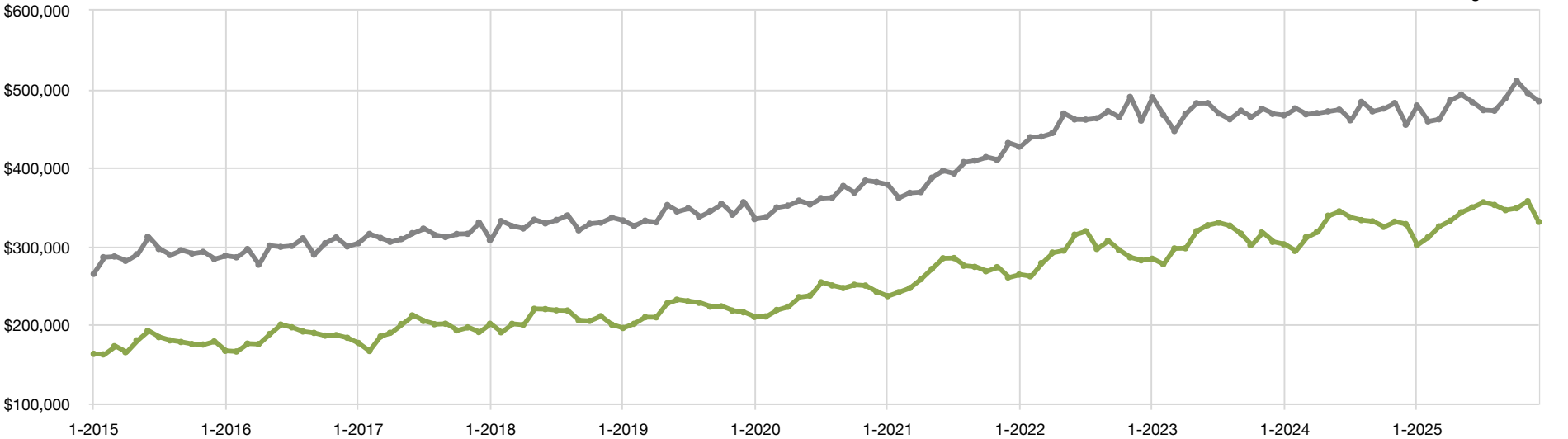
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2025	\$479,161	+ 2.7%	\$301,604	- 0.3%
Feb-2025	\$459,008	- 3.4%	\$311,439	+ 5.9%
Mar-2025	\$461,678	- 1.4%	\$325,322	+ 4.4%
Apr-2025	\$485,692	+ 3.5%	\$332,501	+ 4.4%
May-2025	\$492,989	+ 4.5%	\$343,254	+ 1.3%
Jun-2025	\$483,548	+ 2.0%	\$349,502	+ 1.5%
Jul-2025	\$473,297	+ 2.8%	\$356,042	+ 5.7%
Aug-2025	\$472,548	- 2.3%	\$352,673	+ 5.8%
Sep-2025	\$488,526	+ 3.6%	\$346,096	+ 4.3%
Oct-2025	\$510,685	+ 7.4%	\$348,503	+ 7.3%
Nov-2025	\$495,024	+ 2.6%	\$357,397	+ 7.9%
Dec-2025	\$484,624	+ 6.6%	\$331,201	+ 0.9%
12-Month Avg*	\$483,038	+ 2.5%	\$340,625	+ 4.1%

* Average Closed Price for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

Historical Average Closed Price by Month

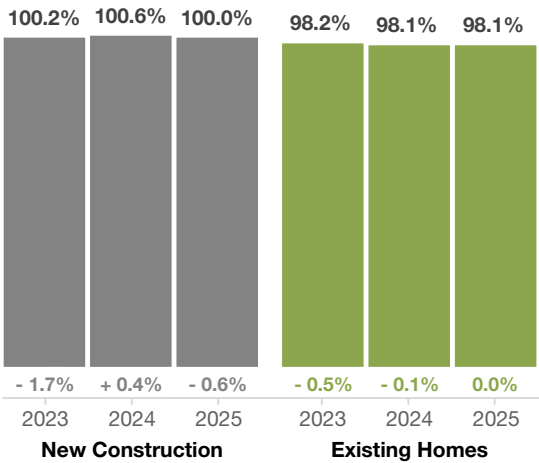


Percent of List Price Received

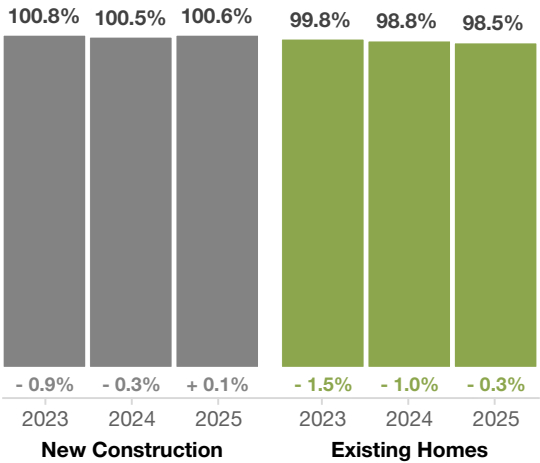
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



December



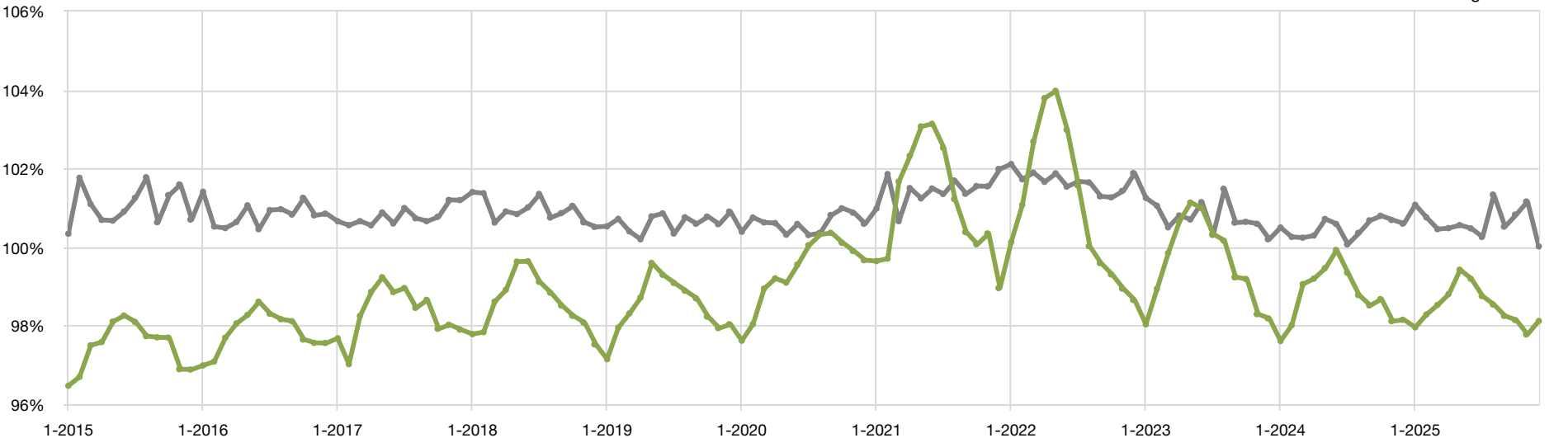
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2025	101.1%	+ 0.6%	98.0%	+ 0.4%
Feb-2025	100.8%	+ 0.5%	98.3%	+ 0.3%
Mar-2025	100.5%	+ 0.3%	98.5%	- 0.6%
Apr-2025	100.5%	+ 0.2%	98.8%	- 0.4%
May-2025	100.6%	- 0.1%	99.4%	- 0.1%
Jun-2025	100.5%	- 0.1%	99.2%	- 0.7%
Jul-2025	100.3%	+ 0.2%	98.8%	- 0.5%
Aug-2025	101.3%	+ 0.9%	98.5%	- 0.3%
Sep-2025	100.5%	- 0.2%	98.2%	- 0.3%
Oct-2025	100.8%	0.0%	98.1%	- 0.6%
Nov-2025	101.2%	+ 0.5%	97.8%	- 0.3%
Dec-2025	100.0%	- 0.6%	98.1%	0.0%
12-Month Avg*	100.6%	+ 0.2%	98.5%	- 0.3%

* Pct. of List Price Received for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

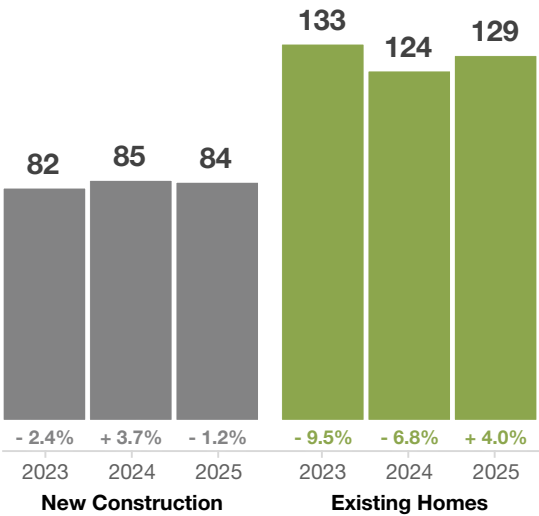


Housing Affordability Index

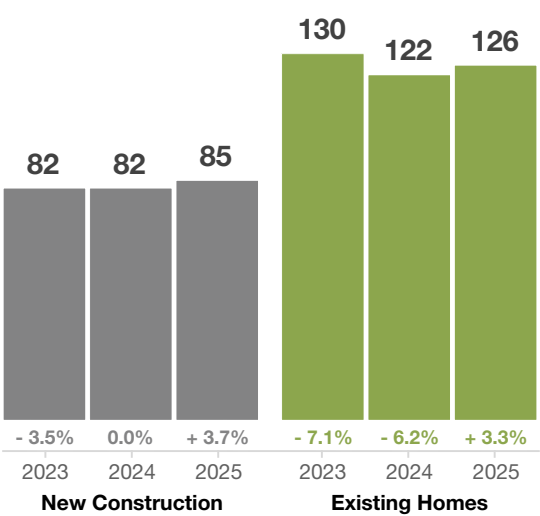
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



December

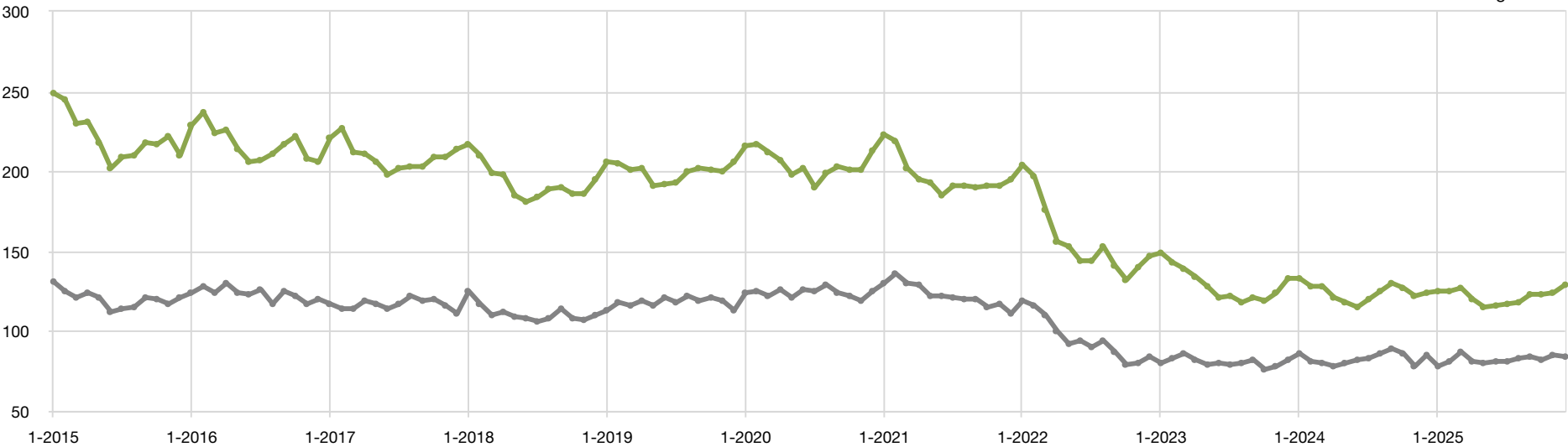


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2025	78	- 9.3%	125	- 6.0%
Feb-2025	81	0.0%	125	- 2.3%
Mar-2025	87	+ 8.8%	127	- 0.8%
Apr-2025	81	+ 3.8%	120	- 0.8%
May-2025	80	0.0%	115	- 2.5%
Jun-2025	81	- 1.2%	116	+ 0.9%
Jul-2025	81	- 2.4%	117	- 2.5%
Aug-2025	83	- 3.5%	118	- 5.6%
Sep-2025	84	- 5.6%	123	- 5.4%
Oct-2025	82	- 4.7%	123	- 3.1%
Nov-2025	85	+ 9.0%	124	+ 1.6%
Dec-2025	84	- 1.2%	129	+ 4.0%
12-Month Avg	82	- 1.2%	122	- 1.6%

Historical Housing Affordability Index by Month

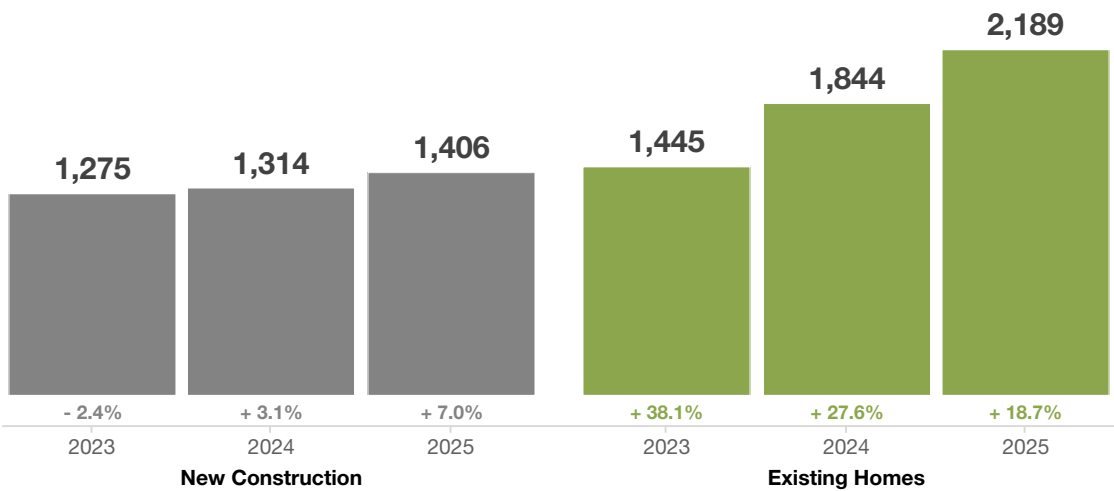


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

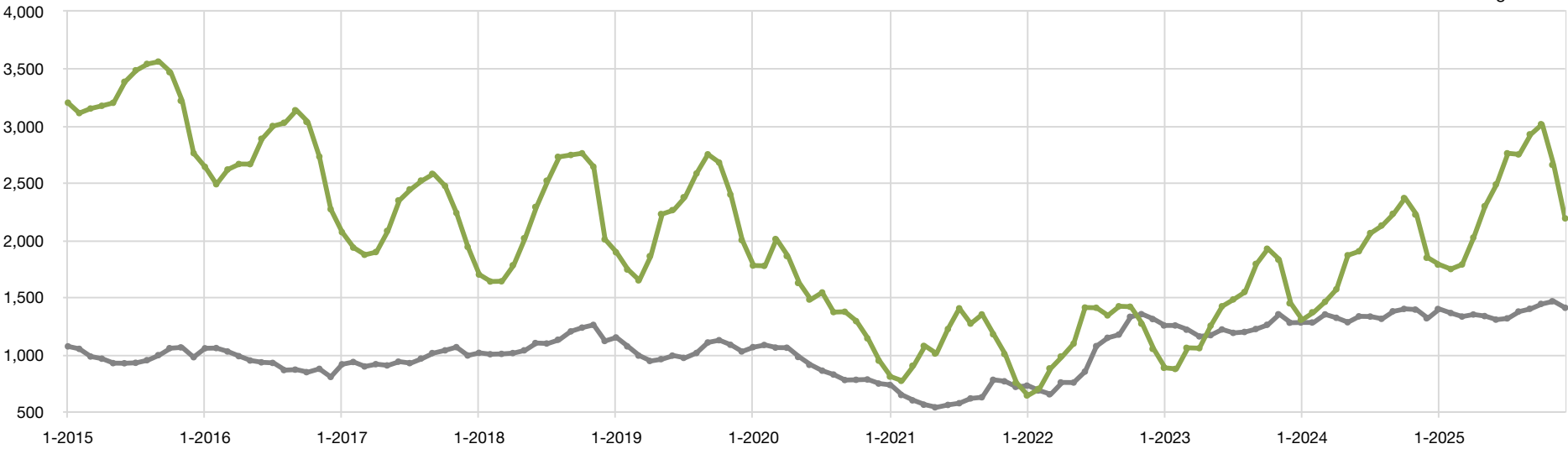


December



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2025	1,395	+ 9.2%	1,784	+ 37.1%
Feb-2025	1,360	+ 6.5%	1,745	+ 27.7%
Mar-2025	1,329	- 1.4%	1,785	+ 22.4%
Apr-2025	1,347	+ 2.2%	2,021	+ 28.9%
May-2025	1,333	+ 4.2%	2,296	+ 23.0%
Jun-2025	1,302	- 2.2%	2,486	+ 30.8%
Jul-2025	1,313	- 1.2%	2,759	+ 33.9%
Aug-2025	1,373	+ 4.9%	2,749	+ 29.3%
Sep-2025	1,397	+ 1.6%	2,925	+ 31.2%
Oct-2025	1,440	+ 3.2%	3,014	+ 27.3%
Nov-2025	1,463	+ 5.3%	2,658	+ 19.6%
Dec-2025	1,406	+ 7.0%	2,189	+ 18.7%
12-Month Avg	1,372	+ 3.2%	2,368	+ 27.4%

Historical Inventory of Homes for Sale by Month

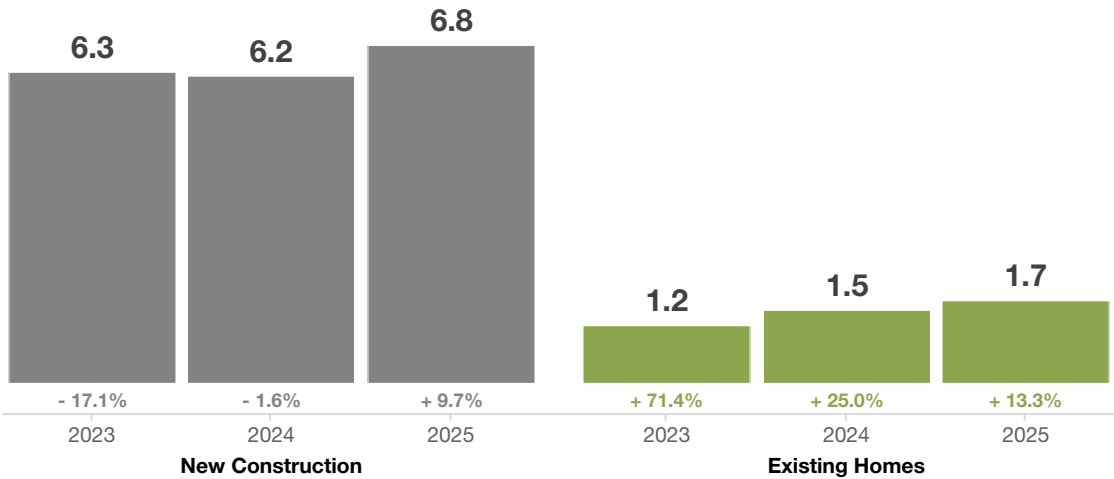


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



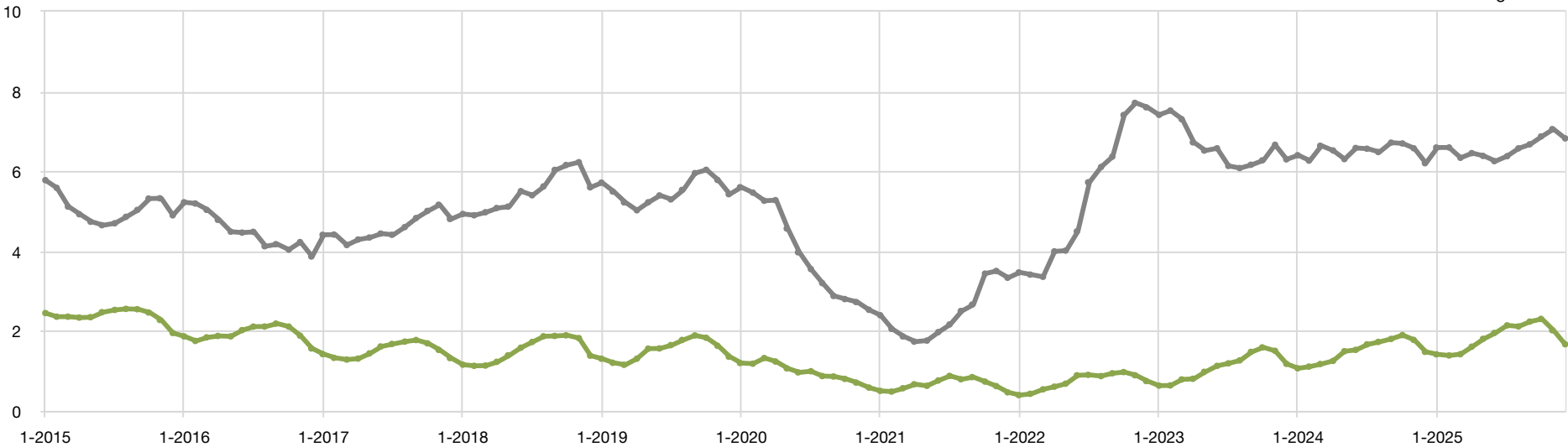
December



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2025	6.6	+ 3.1%	1.4	+ 27.3%
Feb-2025	6.6	+ 4.8%	1.4	+ 27.3%
Mar-2025	6.3	- 4.5%	1.4	+ 16.7%
Apr-2025	6.5	0.0%	1.6	+ 23.1%
May-2025	6.4	+ 1.6%	1.8	+ 20.0%
Jun-2025	6.3	- 4.5%	2.0	+ 33.3%
Jul-2025	6.4	- 3.0%	2.1	+ 23.5%
Aug-2025	6.6	+ 1.5%	2.1	+ 23.5%
Sep-2025	6.7	0.0%	2.2	+ 22.2%
Oct-2025	6.9	+ 3.0%	2.3	+ 21.1%
Nov-2025	7.1	+ 7.6%	2.0	+ 11.1%
Dec-2025	6.8	+ 9.7%	1.7	+ 13.3%
12-Month Avg*	6.6	+ 1.3%	1.8	+ 22.8%

* Months Supply for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



New and Existing Homes Combined

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	12-2024	12-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,368	1,458	+ 6.6%	27,339	30,622	+ 12.0%
Pending Sales		982	906	- 7.7%	17,504	18,208	+ 4.0%
Closed Sales		1,317	1,354	+ 2.8%	17,443	18,089	+ 3.7%
Days on Market Until Sale		31	30	- 3.2%	24	27	+ 12.5%
Median Closed Price		\$296,500	\$300,000	+ 1.2%	\$303,000	\$315,000	+ 4.0%
Average Closed Price		\$345,417	\$350,705	+ 1.5%	\$347,527	\$360,423	+ 3.7%
Percent of List Price Received		98.5%	98.4%	- 0.1%	99.1%	98.8%	- 0.3%
Housing Affordability Index		117	122	+ 4.3%	114	116	+ 1.8%
Inventory of Homes for Sale		3,158	3,595	+ 13.8%	—	—	—
Months Supply of Inventory		2.2	2.4	+ 9.1%	—	—	—